

For Lease

# Medical Office/Retail

3,759 SF | \$24.95 PSF NNN



## 60 E Hickman Road

60 E Hickman Road  
Waukee, Iowa 50263

### Property Description

Rare leasing opportunity on busy Hickman Road in fast-growing Waukee, IA. This former orthodontics office is built-out with a spacious reception/waiting area, employee break area, multiple large and versatile open rooms, 3 restrooms (2 public/1 private), and a bonus 1,363 SF lower level, secure storage area. Adjacent Tenants include Unity Point and Walnut Hills Pediatric Dentistry.

### Property Highlights

- Main Space Size: 3,759 RSF
- Lower Level Storage Area: 1,363 SF (at no cost to Tenant)
- Lease Rate: \$24.95 (NNN)
- Estimated OPEX: Call Broker
- Tenant pays utilities
- Traffic Counts: 24,300 VPD (2023 IA DOT)
- Very clean and well maintained
- Professionally Managed

For more information

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## Additional Photos



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